



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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March 15, 2012

TECHNICAL STAFF REPORT

Petition Accepted on December 21, 2012
Community Response Statement Received on February 3, 2012
Planning Board Meeting of March 29, 2012
Zoning Board Hearing to be scheduled

Case No./Petitioner: ZB 1096M – Wilde Lake Village Trust, Attention: Greg Reed

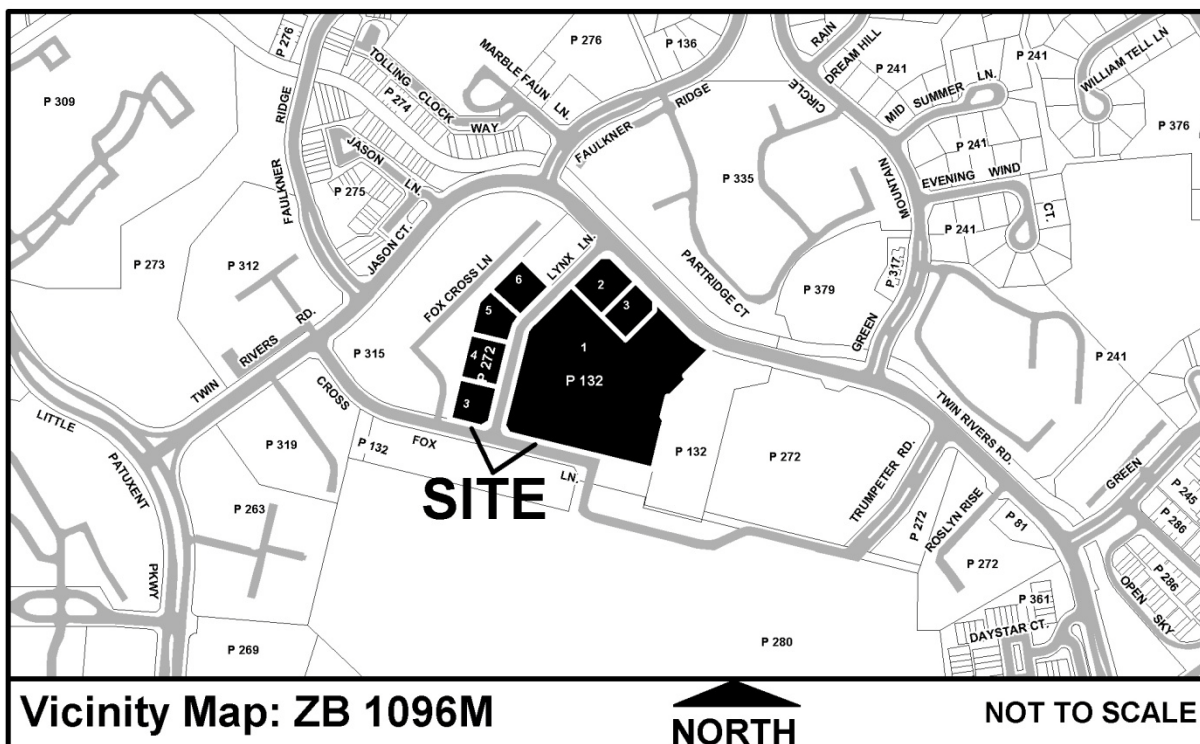
Location: Fifth Election District
Generally the area to the southeast of the intersection of Lynx Lane and Twin Rivers Road, and generally the area to the northwest, northeast, east, and southeast of the Lynx Lane intersection with Cross Fox Lane.
Tax Map 29, Grid 24, Parcel 272, Lots 3-6 and Tax Map 29, Grid 24, Parcel 132, Lots 1-3; Currently 5430 Lynx Lane and 10451, 10461, and 10471 Twin Rivers Road (the "Site").

Area of Site: 10.21 acres

Zoning: NT (New Town) **Proposal:** Major Village Center Redevelopment

Department of Planning and Zoning Recommendation:

APPROVAL



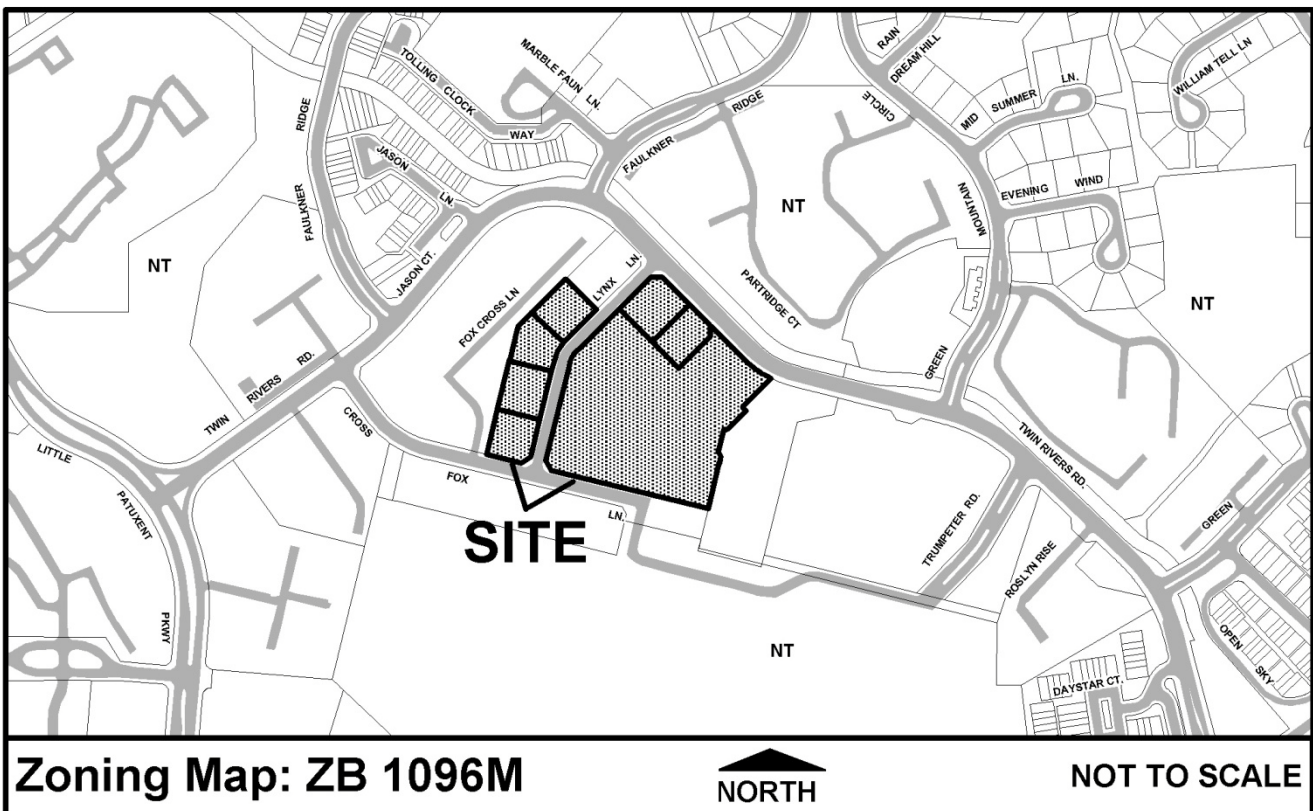
PETITIONER: Wilde Lake Village Trust, Attention: Greg Reed

I. SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

- **The Petitioner proposes a Major Village Center Redevelopment for an approximately 10.21 acre portion of the Wilde Lake Village Center (the “Redevelopment”), as permitted by Section 125.J. of the Zoning Regulations. As long anticipated, this would be the first use of the Section 125.J. procedures.**

Despite of the complex and lengthy process to devise and establish the Section 125.J. regulations, this proposal for the Redevelopment is reasonably straightforward.

- **In order to more easily explain the Redevelopment, it is first necessary to describe the existing characteristics of the Site. The Site is an irregularly-shaped area made up of a number of lots, and it can be viewed as having two distinct parts; an area to the west of Lynx Lane that is north of Cross Fox Lane and southwest of the adjoining fast food restaurant development on Lot 7 (the “West Area”), and an area to the east of Lynx Lane that is north of Cross Fox Lane and to the northwest and west of the Family Life Center building, the courtyard to the south of that building, the Slayton House front courtyard and building, and the Columbia Swim Center complex (“the East Area”).**

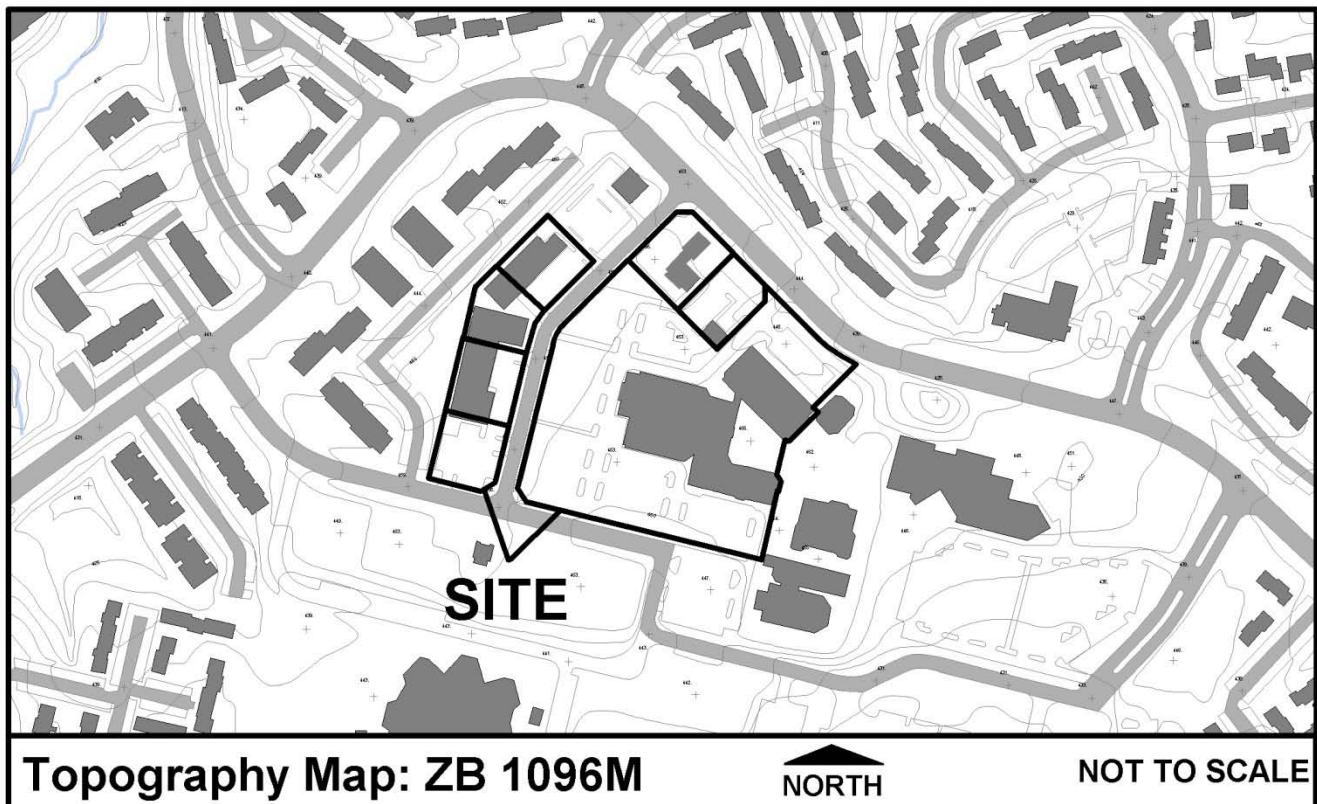


I. SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

- **The West Area is improved with three buildings, all one-story (the “West Buildings”). The northernmost is a frame building that is oriented to the southeast, and this building is currently vacant.**

To the south of this building is a larger brick building that is oriented to face east, and beside its north end is a relatively small brick building, although this smaller building shares a roof connection with the larger building. The larger building is mostly occupied by a natural market, and the other current tenants in these two buildings are a restaurant, a salon, and a shipping store. There are small parking lots between Lynx Lane and the two larger buildings, and also one at the northwest corner of Lynx Lane and Cross Fox Lane.

- **The East Area has the greatest number of buildings and other structures. At the southeast corner of the Lynx Lane intersection with Twin Rivers Parkway is a one-story brick gasoline service station and front canopy (the “Gas Station”). To the southeast of the Gas Station, across a small parking lot, is a bank drive-through structure (the “Drive-Through”).**



I. SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

- **The area to the southwest and south of the Gas Station and the Drive-Through is a trapezoid-shaped parking lot and there is an existing bus shelter next to this. Further to the south is the largest building in the East Area, a brick, former grocery store that is vacant, and there is a two-story “building wing” adjoining to the east with a bank and other tenants (together, the “Central Building”).**
- **To the east of the Central Building is a landscaped and hardscaped courtyard which was originally designed to be an attractive, innovative, pedestrian-based social space in the Village Center (the “Courtyard”). The Central Building acts as the western side of this Courtyard.**
- **The other two sides of the Courtyard are two, two-story buildings. On the north side of the Courtyard, the building is oriented to be generally parallel to Twin River Road, which makes it angled to the other Courtyard buildings (the “Courtyard Building B”, as designated on the concept plan¹). The retail space with entrances on the Courtyard is occupied by restaurants and a martial arts studio.**

On the opposite side of Courtyard Building B is a front parking lot. There are various offices in the building, and also a popular delicatessen and bagel establishment.

- **To the south of the Courtyard, the building is oriented at a right-angle to the Central Building, and the existing tenants fronting on the Courtyard include a wine and liquor store and, at the east end, a Howard County Police “satellite” station (the “Courtyard Building A”, as designated on the plan).**
- **The remainder of the Site is predominantly a parking lot, made up of rectangular areas to the west, southwest, and south of the Central Building and Courtyard Building A.**

The Site parking to the south of Courtyard Building A only extends slightly past the Slayton House site. Some of the existing parking area to the west of the Columbia Swim Center is not part of the Site.

- **After understanding the existing site characteristics as given above, the basic explanation of the proposed Redevelopment is that it would involve the following:**

The demolition of the West Buildings, the Gas Station, the Drive-Through, and the Central Building, with the Courtyard Building A and Courtyard Building B to remain. The Courtyard also remains.

¹ Please note that the Courtyard building designations on the building elevations appear to be the opposite of the designations on the plan. Based on the depictions and the compass-bearing descriptions on the elevation drawings, the “Courtyard Building A” on the elevations appears to be the Courtyard Building B as designated on the plan.

I. SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

The reconstruction and/or removal of the existing parking lots and the creation of a multi-surfaced new parking lot and drive-aisle system, which would include a new reasonably direct north-south driveway connection between Twin Rivers Road and Cross Fox Lane, and new surfacing for a portion of Lynx Lane (the “New Parking/Circulation Design”).

The construction of a new two-story retail and office building in the northern portion of the West Area (the “Market Building”, as designated on the building elevations).

The construction of a new, one-story retail building with approximately 13,225 square feet of floor area in the northern portion of the East Area, oriented to the southwest towards the new parking lot (the “Retail Building”). There is currently no known building elevation for the Retail Building.

The construction of two new five-story residential apartment buildings and a six-level parking garage, with one apartment building to be located in the southern portion of the West Area (“Residential Building A”), and with the other apartment building and the parking garage to be located across Lynx Lane in the southern portion of the East Area (“Residential Building B”). These two buildings would be joined by a partial three-floor connection above Lynx Lane for the third, fourth, and fifth floors.

The construction of a new landscaped and hardscaped area to the west of the existing Courtyard up to the east side of a new main driveway, as an extension of the Courtyard. Within this area, a small one-story retail building with approximately 1,300 square feet is also proposed.

Throughout the Site, the creation and placement of new landscaped areas, planters, sidewalks, other pedestrian improvements, bicycle racks, and various other relatively minor site improvements.

- **New Parking/Circulation Design Details**

Except for a very small parking lot in the West Area, located between the Market Building and Residential Building A, the bulk of the parking is in the East Area. There would be 325 at-grade parking spaces, mostly in a “central” area between the Retail Building and Residential Building B, but with some located to the west and north of the Retail Building. Except for the spaces to the west of the Retail Building, the rest of the at-grade parking spaces are oriented in rows and drive-aisles that are parallel to Twin Rivers Road, and which run between Lynx Lane and a new driveway to the east. All of the at-grade parking spaces are proposed to have pervious surfaces, and the drive-aisles are asphalt.

I. SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

The most significant new circulation feature is the new wide, partially curved driveway that will connect Twin Rivers Road to Cross Fox Lane. At the north end of this driveway will be a connection to the existing parking lot on the Twin Rivers Road side of Courtyard Building B, and also a connection to a secondary driveway and parking area between the Retail Building and Twin Rivers Road; this driveway would extend to Lynx Lane. Slightly to the southwest on the main new driveway, there would be an access drive curving to a drive-through feature on the east side of the Retail Building.

From this point the main new driveway “S-curves” past the central parking lot to the west and the extended-Courtyard on the east, continuing past Residential Building B on the west, to connect to a parking area south of Courtyard Building A and to reach Cross Fox Lane. The middle-portion of this new driveway would have a stamped concrete surface, with the remainder asphalt. A stamped concrete surface is also proposed for much of Lynx Lane.

There would be 375 parking spaces in the parking garage which, although the Site Data on the concept plan indicates the total provided parking as 697 parking spaces, when added to the 325 at-grade parking spaces would equal 700 parking spaces. The Petitioner should confirm the correct total. The entrance into the parking garage is shown as being on Cross Fox Lane.

- **Market Building Site Details**

The Market Building is stated to consist of 15,079 square feet of office space and 15,079 square feet of retail space, for a total 30,158 square feet. There is a proposed bank depicted on the south side of the building, with a drive-through feature accessed by a “loop” driveway around the small parking lot. The bank is stated to be approximately 3,509 square feet, but it unknown whether that is part-of, or is in addition to, the 30,158 square feet. The area in front of the Market Building would have a stamped concrete surface, landscaped areas, a planter, and a bicycle rack. Although architecture is really more an issue for the Village, on the building elevations the Market Building is depicted as an interesting building featuring attractive, durable, and varied exterior wall treatments, aluminum and glass storefront and windows, and an asphalt shingle roof.

- **Retail Building Site Details**

Similarly to the Market Building, there would be a stamped concrete sidewalk in front of and on the west and north sides of the Retail Building. Landscaping areas are depicted adjoining three sides of the building, but not adjoining the front of the building. Instead, a relatively long landscaping area is shown running between the sidewalk and the parking spaces.

I. SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

At the northeast corner of the Retail Building would be a trash receptacle enclosure, with doors facing Twin Rivers Road. Although this is not an ideal location, as the west side of the building appears to offer better screening and buffering potential, if the proper landscaping is provided between the enclosure and Twin Rivers Road, it can be an acceptable location. A bicycle rack is at the northwest corner. The Petitioner indicates that the Retail Building may be a site for a pharmacy, and the drive-through feature is fairly common nowadays for such uses.

- **Residential Building A Site Details**

Residential Building A would have approximately 275,431 square feet of floor area, and is depicted as being located adjoining the sidewalks along Cross Fox Lane and Lynx Lane. The Lynx Lane sidewalk is stamped concrete and the Cross Fox Lane sidewalk is standard concrete. There are four building access points shown, although it is assumed the main entrances would be the two on Lynx Lane. An “internal” private courtyard would be located adjacent to the west lot line, and there would be a privacy fence on the west side of this courtyard.

- **Residential Building B Site Details**

Residential Building B would also have approximately 275,431 square feet of floor area, and it would “wrap around” the parking garage on its north and east sides. At the northeast corner of this building, the concept plan labels an area as “Prop. Retail Building 5000 S.F.”, but based on the building elevations and other submitted materials, this appears to be a 5,000 square foot space on the first floor of the building. Although the south side of Residential Building B would be relatively close to the Cross Fox Lane sidewalk, the areas in front of the other sides of the building would adjoin wider stamped concrete sidewalks and some landscaping areas. A half-circle of stamped concrete is depicted to the north of the retail space. Another private courtyard area would be surrounded by the building on its south, west, and north sides, with a privacy fence on the east side, adjacent to the sidewalk. A bus shelter is shown on the sidewalk in this area.

- **Extended Courtyard Area**

The new area to the west of the Courtyard would be a pedestrian area consisting of a stamped concrete surface, and would have landscape areas, planters, two bicycle racks and the small retail building noted above. This area will “open up” the Courtyard to the new central parking lot area in a positive way, and because of this it will allow more direct viewing of the retail spaces from this parking lot and from the new driveway, which should increase the customer traffic to the Courtyard shops and restaurants.

I. SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL**▪ Other Site Details**

In the central parking lot is a proposed micro-bioretenment area, situated between two rows of parking. The concept plan depicts two “site-spanning”, direct sidewalks; one that adjoins the south side of this micro-bioretenment area and connects the extended Courtyard area to the Market Building site, and one that crosses the micro-bioretenment area by means of a bridge, and connects the north side of the Residential Building B site to the Retail Building site.

The concept plan indicates that lobbies and elevators will be added to the Courtyard buildings; one would be on the north side of Courtyard Building B, and the other would be on the south side of Courtyard Building A.

The pedestrian walkway in front of the Courtyard-level shops will be improved with new canopies with a translucent roof, although the building elevations appear to indicate that these would only be along a relatively short portion of the façade, rather than extending along the entire façade.

▪ Overall Operational and Numerical DetailsHours of Operation:

Retail Uses - 6:00 a.m. to 12:00 a.m.

Bank Use – 8:00 a.m. to 7:00 p.m.

Restaurant Uses - 6:00 a.m. to 12:00 a.m.

Office Uses - 7:00 a.m. to 9:00 p.m.

Number of Employees:

Retail Uses - 50 employees

Bank Use – 10 employees

Restaurant Uses - 30 employees

Office Uses - 80 employees

Non-residential Floor Area to be Retained

Office – 14,700 square feet

Restaurant – 12,700 square feet

Retail – 10,400 square feet

Proposed New Floor Area

Office – 15,079 square feet

Retail – 38,113 square feet

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Total Floor Area

Office – 29,779 square feet
Restaurant – 12,700 square feet
Retail – 48,513 square feet

Total Number of Dwelling Units

250 Apartment Dwelling Units [As stated on plan. See note in Response Statement Items below for Item No. 10.]

II. DESIGNATION OF VILLAGE CENTER BOUNDARY

- **One of the Section 125.J. requirements is that the boundaries of the “Village Center” must be officially approved and established. In its Wilde Lake Village Center Community Plan Justification Statement [attached], the Petitioner declares that “Kimco’s proposed Wilde Lake Village Center boundary is the same as the Village Board’s Boundary.”**

This boundary as defined by the Village Board is described as follows in the Wilde Lake Village Board Community Response Statement (the “Response Statement”):

“The Wilde Lake Village Board proposes that the Wilde Lake Village Center include the following properties:

- a. The original Wilde Lake Interfaith Center properties,
- b. The Wilde Lake High School and the Wilde Lake Middle School and all public school properties,
- c. The Columbia Association properties [Slayton House, the Swim Center, the Tennis Courts and the Family Life Center building] including the open space on the east side of Trumpeter Road,
- d. All existing retail and commercial properties including Kimco and KFC.
- e. The Wilde Lake Village Board proposes that the following roads: Twin Rivers Road, Trumpeter Road, Lynx Lane up to the Cross Fox property line, and Cross Fox Lane collectively comprise the Boundaries of the Wilde Lake Village Center.”

- **As it is proper that the principal responsibility for recommending a Village Center boundary should rest with a Village Board, the Department of Planning and Zoning concurs with this boundary definition and recommends that it be adopted by the Zoning Board.**

It is further recommended that if this Redevelopment is approved and a Village Center boundary is established, the approved Village Center boundary should be noted on the official Zoning Maps in a manner similar to the boundaries that are shown for the Historic Districts.

III. RESPONSE STATEMENT ITEMS

- **For the complete details of all issues covered by the Response Statement, please refer to it as an attachment to this Technical Staff Report.**

In a general sense, the Response Statement is quite favorable overall in the evaluation of the proposed Redevelopment. However, there are some observations about how the Redevelopment could be improved in certain ways, and there are a few observations that could be considered to have some level of disagreement with the current proposal.

- **In the interest of providing a condensed overview of certain Response Statement items, direct quotes from that document are provided below. This is not intended as, nor should it be considered as an “evaluation” of the Response Statement, but merely as an easy way to accentuate certain points which may be of benefit to discussions as this case continues through the evaluation process.**

1. “While the amount of commercial business floor area is appropriate, it may not be ideal given the reduction in square footage and increase in residents.”
2. “The Wilde Lake Village Board has consulted with a variety of retail leasing and retail economics professionals and all have stated the amount of proposed retail reflects market conditions.”
3. “The community has expressed a desire for a wide range of uses, from grocery stores to delis, drug stores to specialty shops, restaurants and pubs.”
4. “The Wilde Lake Village Board agrees that the redevelopment will foster the purpose of a Village Center and provide opportunities for community interaction.”
5. “To its credit, the property owner has recognized strong community desire to preserve the original Village Center courtyard. The courtyard proposed is in fact larger than the courtyard that exists today... This aspect does increase the ability for members of the community to interact to a greater capacity than over what exists today. However, it should be noted that by opening the courtyard to the balance of the Village Center, the noise levels from traffic may at times be increased.”
6. “Additional proposed features within the courtyard also will increase community interactions. The property owner has proposed expanded outdoor seating capacity within the courtyard, allowing for patrons of local eateries to greater utilize this setting and lighted covered pathways.”

III. RESPONSE STATEMENT ITEMS

7. “Taken in whole, the amount of area dedicated to allowing the community to congregate, interact and socialize exceeds that of the current Village Center design. In addition to volume, the proposed locations of the amenities allow for an archipelago of interaction throughout the Center. This is viewed as an improvement over the original remote, intimate courtyard.”
8. “The existing development both within the Village Center and adjacent to it will be enhanced by improvements to pathways and signage to adjacent locations such as Slayton House, the tennis and swim Centers and items of interest that draw people on pathways among the various uses. It will be mutually beneficial to the developer and to other nearby hubs such as Howard Community College, Howard County General Hospital and Town Center to have improved interconnecting pathways with destination signs.”
9. “The proportion of uses will enhance the surrounding community. While the total number of square feet of retail space has actually decreased from its current total as indicated in the previous section, the Wilde Lake Village Board accepts this number because economic professionals have informed the Board that this is an appropriate number.”
10. “Residential units do not currently exist in the Wilde Lake Village Center but are a welcome addition to the proposed redevelopment plan...While the community was hesitant about the number of units expected in the Village Center, the current proposal by Kimco of 220 units is a good medium between what residents wanted (200 units maximum) and what Kimco wanted (250 units).”

[The maximum number of proposed residential units must be confirmed. This statement mentions a proposal of 220 dwelling units, the Petitioner’s New Town Zoning Justification Statement submitted on December 16, 2011 states “approximately 225 units”, and the plan notes indicate 250 dwelling units.]
11. “While the difference between the new residential buildings and these buildings are between two and three stories, this is not out of context and preserves the human scale environment. The Wilde Lake Village Board agrees however the new residential buildings should be broken up with various architectural details and have building setback of at least 12 feet as stated in the covenant process.”
12. “The proposed redevelopment plan has preserved the passive open space located in the courtyard, and has increased this passive open space throughout the Village Center. The courtyard still serves as the focal open space point in the Village Center where residents can interact.”
13. “The first floor retail also has passive open space with a large area for a street side café. This hardscape open space is valuable in increasing pedestrian interaction and creating a more vibrant environment in the Village Center.”

III. RESPONSE STATEMENT ITEMS

14. “The Village Center redevelopment incorporates several positive pedestrian features...With respect to bicycle access, the site is generally accessible to bicycle traffic and the redevelopment does not discourage bicycle use. The redevelopment does include more bicycle racks than exist today and that is viewed as a plus.”
15. “The Wilde Lake Village Board requests that the Order require the petitioner to prepare a pedestrian/bicycle plan that addresses pedestrian and bicycle transportation both within and through the Village Center and to nearby major hubs including Howard Community College, Howard County General Hospital and Town Center. We also ask that this plan is coordinated with the Connecting Columbia plan under development by the Columbia Association and the prospective bicycle master plan by Howard County.”
16. “While the property owner has provided a phasing plan at other public meetings, there are no details regarding the redevelopment phasing in this petitions [sic] and it is this aspect of orderly growth that is of great concern to the community....the phasing must take into account the continued use of Wilde Lake Village Center as a functioning commercial Village Center during construction.”
17. “At the time of this writing, the Wilde Lake Village Board is aware of at least one bus stop that will be incorporated into the proposed redevelopment and therefore has public transit opportunities. This is consistent with the current number of bus stops available in the Wilde Lake Village Center today. The Wilde Lake Village Board has two concerns with respect to transit opportunities within the redeveloped Village Center: First, the structural details of the bus stop are unclear. The Wilde Lake Village Board requires at a minimum a bus shelter that will protect transit riders from wind, summer sun, and precipitation. Moreover, the Board would like to see the bus stop become the standard for quality bus shelter design.”
18. “The addition of residential units in the Village Center is an essential component to increasing vibrancy in the Village Center. Keeping and expanding various retail, restaurant and recreational facilities on-site in a pedestrian-friendly environment will mitigate the need to use automobiles as residents can easily walk to daily necessities. For these reasons, the Wilde Lake Village Board would like to see more of the residential buildings incorporate ground level retail.”
19. “While the Wilde Lake Village Board understands that negotiations with individual prospective tenants may be confidential, it sees no reason that a general merchandising plan cannot be shared with the public and the Howard County Department of Planning and Zoning.”

III. RESPONSE STATEMENT ITEMS

20. “Ultimately, the Wilde Lake Village Board believes the Village Center redevelopment with the enhancements suggested will improve the quality of life for all Wilde Lake residents as it will once again be a lively destination.”

IV. COMMENTS ON CERTAIN RESPONSE STATEMENT ITEMS

- **The Department of Planning and Zoning only has brief comments on the last five Response Statement items. On Item No. 16, the Department concurs that the Petitioner should address how the Village Center operations may be affected during the redevelopment activities.**
- **For Item No. 17, the location for and the design of a new bus shelter within the new development can only be determined after a careful evaluation by transit officials. The Department acknowledges that the potential for public transit is retained by the Redevelopment, but the precise details of how this is to be achieved must be established outside this zoning consideration.**
- **Item No. 18 suggests additional ground floor retail in the residential buildings. While this would be an excellent thing if it would be successful, a note of caution should be considered because just constructing additional commercial floor area does not guarantee that it will be leased and occupied.**

The Department of Planning and Zoning does not have the commercial real estate marketing expertise to evaluate the appropriateness of the amount of commercial space provided in the Redevelopment. However, it has been clearly expressed in planning related articles that having excess, commercial space that is not leased can be a detriment to a development because it may create a negative image.

Having expressed that, the Department does believe that having even a small commercial space at the opposite, northwestern corner of Residential Building B could “balance” the development and better tie the East Area to the West Area. The Department acknowledges that the Petitioner does have the appropriate expertise to apply to this issue. The Department does not recommend any commercial space in Residential Building A.

- **For Item No. 19 regarding a general merchandising plan, while it may be beneficial to have such information the Department of Planning and Zoning is not in a position to conduct any meaningful evaluation of such information.**
- **The Department of Planning and Zoning agrees enthusiastically with Item No. 20, if the Redevelopment is achieved as proposed.**

V. BACKGROUND INFORMATION

A. Roads

- **Lynx Lane has two travel lanes and approximately 27 feet of paving within an existing 50 foot wide right-of-way. The posted speed limit is 25 miles per hour.**
- **Twin Rivers Road has two travel lanes with center turn lanes and approximately 41 feet of paving within an existing 68 foot wide right-of-way. The posted speed limit is 30 miles per hour.**
- **The roads and entrances will be substantially the same so sight distance is not an issue.**

B. Water and Sewer Service

- **The Property is in the Metropolitan District and is within the Existing Service Area according to the Geographic Information System Maps.**

The Site is served by public water and sewer facilities.

C. General Plan

- **The Property is designated New Town Residential on the Policies Map 2000-2020 of the 2000 General Plan.**
- **Twin Rivers Road is depicted as a Minor Arterial on the Transportation Map 2000-2020 of the 2000 General Plan.**

Lynx Lane and Cross Fox Lane are Local Roads.

F. Agency Comments

- **Due to uncertainties regarding the scheduling of this case, the request for comments from the various agencies only went out relatively recently, and to date the Department has received only two replies. The Department will forward any additional comments that are received after the report issue date. See the attached comments on the proposal from the following agency:**

1. Bureau of Environmental Health

- **The following agency had no comments or objections to the proposal:**

1. Department of Inspections, Licenses and Permits

G. Adequate Public Facilities Ordinance

- **The petition is subject to the Adequate Public Facilities Ordinance. A site development plan for the proposed development is subject to the requirement to pass the test for adequate road facilities and adequate school facilities.**

VI. EVALUATIONS AND CONCLUSIONS

A. Evaluation of the Petition Concerning Section 125.B.3 (General Guides and Standards for NT Districts)

- **As expressed in earlier Technical Staff Reports on NT District cases, the Section 125.B.3. guidelines and standards really are meant for the consideration of the original establishment of an entire NT District rather than an amendment to a small portion of one. The Department will attempt to address each item as it might be applied to the Redevelopment.**
1. The appropriateness of the location of the NT District as evidenced by the General Plan for Howard County.
 - **The Redevelopment proposes new residential development in addition to the commercial development, so it is in harmony with the New Town Residential land use designation.**
 2. The effect of such District on properties in the surrounding vicinity.
 - **The commercial components of the Redevelopment will be substantially the same as the current development, so the effects of those uses on the surrounding area will not change. The residential component would be a change, but from a land use perspective, having a somewhat higher density multi-story residential development in the proposed location is not anticipated to have any inordinate negative effects.**
 3. Traffic patterns and their relation to the health, safety and general welfare of the County.
 - **The basic traffic patterns on the local street system will not change in any substantial way.**
 4. The physical layout of the County.
 - **The Redevelopment will maintain and augment the Village Center as it was approved within the context of the physical layout of Columbia.**
 5. The orderly growth of the County.
 - **The concept of “orderly growth” is an important one in this case, as it is one that considers the important issue of how an older Village Center can**

VI. EVALUATIONS AND CONCLUSIONS

modernize and grow into a new future. The Major Village Center Redevelopment process itself is designed to make such change possible, in an orderly, carefully considered way.

6. The availability of essential services.
 - **The availability of essential services to the Village Center is not anticipated to change in any substantial way. On one specific issue, the Petitioner has noted that it believes the Howard County Police station on-site should remain on-site, although perhaps in a different location due to it not being an ideal use to have at a first floor retail “end cap” as it is now.**
7. The most appropriate use of the land.
 - **The Site is part of a designated and approved Village Center in the NT District and it will remain so, and as such is the most appropriate use of the land.**
8. The need for adequate open spaces for light and air.
 - **The Redevelopment has adequate open spaces and will not have a negative effect on these items.**
9. The preservation of the scenic beauty of the County.
 - **Maintaining and enhancing the Courtyard as is proposed is certainly in compliance with this guideline.**
10. The necessity of facilitating the provision of adequate community utilities and facilities such as public transportation, fire-fighting equipment, water, sewerage, schools, parks and other public requirements.
 - **As noted above, the availability of essential services to the Village Center is not anticipated to change in any substantial way.**
11. The population trends throughout the County and surrounding metropolitan areas and more particularly within the area considered.
 - **The Department is somewhat unsure how to address this guideline, but will state in a similar fashion as it did in the evaluation of ZB 1095M, another New Town Preliminary Development Plan Amendment case, that providing higher density, multi-story residential developments as components within mixed-use centers, or adjacent to commercial developments, is becoming more and more prevalent, and more valued as a good use of land resources.**

VI. EVALUATIONS AND CONCLUSIONS

12. The proximity of large urban centers to the proposed NT District.
 - **This criteria does not appear to be applicable to the Redevelopment in any meaningful way.**
13. The road building and road widening plans of the State and County, particularly for the area considered.
 - **The Redevelopment would not necessitate any road widening or road building.**
14. The needs of the County as a whole and the reasonable needs of the particular area considered.
 - **The Redevelopment would still allow the Site to continue to function as a local, neighborhood-based center for retail and commercial services to serve the local residents.**
15. The character of the land within the District and its peculiar suitability for particular uses.
 - **The commercial characteristics of the Redevelopment are certainly well-suited to the current character of the land. There is no apparent unsuitability to the addition of a residential component in the proposed location, in fact, the residential component would create more of a mixed-use character and would likely add to the perception of the Village Center being a distinctive place within the community.**

B. Evaluation of the Petition Concerning Section 103.A.201 (Specific definition for "Village Center, New Town")

1. An outdoor, public, village green, plaza or square, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, primarily pedestrian-oriented promenade connecting the various village center buildings and shall include public seating features.
 - **The maintenance and enhancement of the Courtyard is in compliance with this part of the definition. While it is acknowledged that the Courtyard features mentioned do not extend west to any great degree, and that the rest of the Redevelopment does not include all these features, in comparison to the current development the rest of the Redevelopment is a significant improvement, because it will include similar hardscape elements throughout, which will better tie together all elements of the Site.**

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2. Stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants.

- **The Redevelopment will still provide such opportunities and will likely enable the Village Center to be much more successful. Precise types of commercial uses cannot be mandated because these are determined by the market, and in commercial centers, uses can come and go over time.**

However, all neighborhood commercial centers tend to have similar typical uses such as cleaners, salons and/or barber shops, wine and liquor stores, convenience stores and small markets, and restaurants. These types of uses are likely to continue in the Redevelopment.

If the Retail Building does indeed become a pharmacy as noted, modern pharmacies or drug stores have a greatly expanded offering of products, including offering many more grocery items. Granted these are exceedingly limited in comparison to a modern grocery store with tens of thousands of square feet, but from a certain perspective even these limited grocery items can be convenient to have available for purchase close-by.

3. Space for community uses and/or institutional uses.
 - **The Village Center will continue to have space for community uses and/or institutional uses.**
4. Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center.
 - **As noted above, the precise number of residential units must still be confirmed, but the Department believes that the general range of 200 to 250 dwelling units is reasonable to support, and would not overwhelm, the Village Center. The Department has no specific recommendation on a precise number, but it does note that a compromise on this issue is ultimately in the best interest of all parties.**

C. Evaluation of the Petition Concerning Section 125.J.4.a.(8) (Criteria for a Major Village Center Redevelopment)

1. The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.

VI. EVALUATIONS AND CONCLUSIONS

- **Based on all the many issues discussed in the previous sections of this Technical Staff Report, the Department of Planning and Zoning finds that the Redevelopment complies with this criteria. It allows for change and growth of the Village Center and maintains its function as a community focal point, and this is accomplished through an orderly, carefully considered, planned process.**
 - 2. The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community.
 - **As noted above, the amount of commercial space appears to still provide adequate room for “Stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the village residents...”. However, as also noted, the Department does not have the expertise to recommend a specific amount of commercial floor area.**
 - 3. The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.
 - **Much of the current focal point as provided by the Courtyard area does not change and is actually improved by the Redevelopment. Having a more successful, and therefore a more active Village Center also can improve community interaction and communication. In fact, this very process to evaluate and approve the Redevelopment has led to such improvements in communication because the community is very involved in it, as is the Petitioner, because it is also a partner in the community.**
 - 4. The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.
 - **As noted above, certain elements of the Redevelopment do not change to any great degree, such as the Courtyard area and its buildings, so the lack of any significant change to these elements could be interpreted as maintaining an enhancement. The new elements of the Redevelopment, based on the representations on the building elevations, appear to be attractive and well-designed, and merely by being “new” features can be considered an enhancement over some of the existing development features.**
- The location and the relative proportions of the uses in the Redevelopment do appear to be appropriate and are not excessive within the Village Center and as part of the greater community.**

VI. EVALUATIONS AND CONCLUSIONS

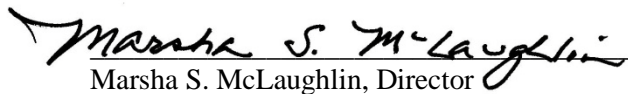
5. The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares.
 - **The Redevelopment complies with this criteria.**
6. The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices.
 - **The Department of Planning and Zoning concurs with the statement in the Executive Summary of the Wilde Lake Village Board that the Redevelopment "...is compliant with all environmental policies and requirements and welcomes the incorporation of elements such as bioswales, pervious pavement, and the use of native species into the proposed design."**
7. The Village Center Redevelopment fosters pedestrian and bicycle access.
 - **The Redevelopment should significantly improve the pedestrian experience in the Village Center. Bicycle access to the Site is maintained, and more bicycle racks are available, however, the proposed rack at the northwest corner of the Retail Building is not in an ideal, easily viewed location as is often recommended for bicycle racks.**
8. Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.
 - **As noted above, the precise details on this issue will require an evaluation by transit officials, and this initial evaluation is currently underway, but there is no information to date to reach a finding on this criteria.**
9. The Village Center Redevelopment is compatible with the surrounding community.
 - **The Redevelopment appears to be compatible, as is noted elsewhere in this Technical Staff Report.**
10. The Village Center will continue to meet the definition of a New Town Village Center.
 - **For the reasons noted above, the Redevelopment complies with this criteria.**

PETITIONER: Wilde Lake Village Trust, Attention: Greg Reed

VII. RECOMMENDATION APPROVAL

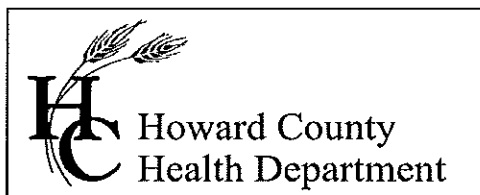
For the reasons noted above, the Department of Planning and Zoning recommends that the request for approval of an amendment to the NT PDP for a Major Village Center Redevelopment of the Wilde Lake Village Center be APPROVED, with consideration given to the following items:

1. The relatively long landscaping area shown running between the sidewalk and the parking spaces in front of the Retail Building might be reconsidered and replaced with a few raised planters as is done elsewhere in the development. At-grade landscaping areas adjacent to parking at the front of commercial buildings normally take a beating by pedestrian traffic over time, and the landscape materials often do not survive. Raised planters with appropriate plants may be a better solution here than a typical tree planting.
2. Proper landscaping should be provided between the Retail Building trash receptacle enclosure and Twin Rivers Road.
3. The maximum number of proposed residential units must be confirmed.
4. The proposed bicycle rack located at the northwest corner of the Retail Building should be reconsidered and perhaps placed in a location closer to the front of the building.
5. The Petitioner should address how the Village Center operations may be affected during the redevelopment activities.
6. It must be found that public transit opportunities can be appropriately incorporated into the Village Center Redevelopment.

 3/15/12
Marsha S. McLaughlin, Director Date

MM/JRL/jrl

NOTE: **The file on this case is available for review at the Public Service Counter in the Department of Planning and Zoning.**



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Division of Zoning Administration and Public Service

FROM: Jeff Williams *JW*
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: March 6, 2012

RE: ZB 1096M, Wilde Lake Business Trust

The Health Department has reviewed the above referenced petition and has the following comments.

- Please note that development on this property is conditioned by a "No Further Requirements Determination" issued by the Maryland Department of the Environment (MDE), Land Management Administration, Voluntary Cleanup Program on March 14, 2011. Those conditions include implementing a site specific health and safety plan and notifying MDE before any excavation that may encounter groundwater. Furthermore, the design and construction of all new buildings on the property will require a vapor barrier or similar protection and testing before occupancy. The developer shall refer to the document for compliance details.
- It is recommended that the developer consider the potential for noise complaints from residents of the proposed dwelling units and neighboring lots related to off-hour grocery deliveries and garbage collection at the proposed grocery store and food facilities.



Wilde Lake Village Center Community Plan Justification Statement

Based on the Wilde Lake Village Center Community Plan, the proposed redevelopment is in harmony with the Community Plan by meeting or complying with the following criteria:

1. Kimco's proposed Wilde Lake Village Center boundary is the same as the Village Board's Boundary.
2. The proposed redevelopment maintains and enhances the signature and historical aspects of the Village Center.
3. The redevelopment will enhance the vibrancy of the Village Center by proposing a mixed use development with residential, commercial, and office users. The commercial users will include both retail and restaurant. Convenience shopping is proposed with a variety of new and existing tenants to remain.
4. Sufficient parking is provided, including structured parking wrapped with residential and commercial users, along with extra parking for use by Slayton House and the other Columbia Association facilities.
5. Kimco has met numerous times with the Columbia Association regarding the overall development and the parking.
6. The redevelopment has been approved by the Wilde Lake Village Architectural Board.
7. Pedestrian walkways are provided throughout the development and linkage has been proposed to the adjoining road and sidewalk network.
8. The redevelopment proposes extensive landscaping, increased green space, and a stormwater management system to meet the County's environmental standards.
9. The redevelopment complies with mixed use criteria as outlined in the Community Plan.

Based on the above criteria the redevelopment is in harmony with the Community Plan.



Statement of Justification

NOV 10 2011

The Shoppes at Wilde Lake is an integral part to the Wilde Lake Village Center, the original village center in Columbia. The Shoppes includes two 2 story buildings with a courtyard, a vacant grocery store, 3 single story retail buildings along the perimeter of Lynx Lane, and a gas station along Twin Rivers Road. The Village Center also includes facilities for the Columbia Association, including The Slayton House, the Columbia Swim Center and tennis courts. The Village Center is adjacent to the Wilde Lake Middle School, Wilde Lake High School, the Interfaith Center and residential communities. Located within a mile of the Village Center is the Mall at Columbia, Howard Community College and Howard County General Hospital.

Recently, the success of The Shoppes at Wilde Lake has been challenged by the departure of the Giant food store, the lack of visibility into the courtyard and the poor connection between the Lynx Lane retail and the courtyard building retailers.

The design intent of the proposed Wilde Lake redevelopment master plan is to provide visual access into the courtyard and to improve the vehicular and pedestrian circulation on the site and to adjacent facilities. This is accomplished by demolishing the grocery store and the adjacent building wing, enhancing the pedestrian and visual connection between the courtyard retail and Lynx Lane retail, and creating a mixed use development with the addition of residential units and additional office space. The residential element will become an additional anchor and bring a new component, life and foot traffic to the existing Village Center.

The Village Center Redevelopment Application meets the following Preliminary Development Plan criteria:

- a.) *The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.*

The New Town (NT) district is designated and planned as an economically and culturally self-sufficient community. The redevelopment of the Village Center will position the Center for the future while maintaining the character of the existing village. Two of the existing prominent buildings, along with the Village Green, are to remain. The redevelopment proposes to enhance the existing retail, office, and restaurant uses while adding a residential anchor in accordance with the NT District.

- b.) *The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the Village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community.*

The existing Village Center has approximately 98,800 sf of retail, commercial, and office floor area. The Redevelopment proposes approximately 80,000 sf of retail, commercial, and office floor area,

along with two residential buildings totaling approximately 250 units. The Redevelopment therefore is consistent with the existing Village Center with regards to the amount of floor area. The redevelopment will promote a diversity of new tenants to the Center while maintaining many of the existing tenants, and this will allow the Center to continue serving the community.

- c.) *The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.*

The existing Village Green will remain and be enhanced with lighting, landscaping, seating, and additional amenities. Large covered and uncovered pedestrian walkways are proposed throughout the site to promote the pedestrian linkage. There are also several outdoor seating areas proposed throughout the center.

- d.) *The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.*

The redevelopment will expand and increase visibility into the existing Village Green. These improvements will help existing tenants by increasing pedestrian traffic and vehicular visibility of the Village Green. The expansion will allow for additional seating and conversation areas.

- e.) *The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares.*

The existing Village Green will be enlarged and enhanced and both residential buildings have enclosed courtyards for their residents. Extensive landscaping with pedestrian sidewalks and outdoor seating areas are proposed.

- f.) *The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices.*

The redevelopment will meet the latest MDE stormwater management guidelines. A micro-bio-retention swale is proposed on the site along with pervious pavers in a majority of the parking spaces. Overall the on-site impervious area will be decreased. All proposed landscaping is native species.

- g.) *The Village Center Redevelopment fosters pedestrian and bicycle access.*

Several bicycle racks are proposed throughout the site. Wide sidewalks, both covered and uncovered, are proposed. The sidewalks permit pedestrian access to the various buildings and allow for internal access to the various users from anywhere within the village center or the perimeter of the center.

- h.) *Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.*

A bus stop is proposed within the Village Center Redevelopment.

- i.) *The Village Center Redevelopment is compatible with the surrounding community.*

The existing Village Center is dated and nearly half vacant of tenants. The Center has struggled since the Giant grocery store left as the anchor. The center needs redevelopment to position itself

for the future, along with better serving the community. The proposed residential units will anchor the center and the retail. Restaurants and commercial users will have an opportunity to thrive with increased visibility, better vehicular and pedestrian access, and additional signage. The proposed buildings will enhance the existing structures which are remaining around the Village Green. The Village Green will be enlarged and enhanced with landscaping and lighting amenities to better serve the community. Additional parking will be provided to the adjoining Columbia Association amenities and pedestrian access to the center will be increased.

- j.) *The Village Center will continue to meet the definition of a New Town Village Center.*

The redevelopment of the center will bring vibrancy and sustainability to a dated and vacant center. Since the center was constructed, it has been out-positioned by new retail, including big box power centers and the mall expansion. The redevelopment will position the center for both the immediate and long term future of the community. This will benefit and better serve both the surrounding properties and the community of Wilde Lake as a whole, which is the purpose of a Village Center in the New Town district.



DEC 16 2011

New Town Zoning Justification Statement

Wilde Lake Village Center, the original village center in Columbia, includes two 2 story retail office buildings with a courtyard known as The Village Green, a vacant grocery store (formerly Giant), two single story retail buildings along the perimeter of Lynx Lane, and a gas station along Twin Rivers Road. The total GLA of the existing Village Center is 98,817 sf of which 36,834 sf, or 37%, is vacant. The surrounding properties include facilities for the Columbia Swim Center and tennis courts. The Village Center is also adjacent to the Wilde Lake Middle School, Wilde Lake High School, the Interfaith Center and residential communities. Located within a mile of the Village Center is the Mall at Columbia, Howard Community College and Howard County General Hospital.

Recently, the success of the Village Center has been challenged by the departure of the Giant food store, the lack of visibility into the courtyard, the poor connection between the Lynx Lane retail and the courtyard building retailers, the Columbia Mall expansion, and new big box retail closer to I-95.

The design intent of the proposed Wilde Lake redevelopment is to provide visual access into the courtyard and to improve the vehicular and pedestrian circulation on the site and to adjacent facilities. This is accomplished by demolishing the grocery store and the adjacent building wing, enhancing the pedestrian and visual connection between the courtyard retail and Lynx Lane retail, and creating a mixed use development with the addition of residential units and additional office space. The residential element will become an additional anchor and bring a new component, life and foot traffic to the existing Village Center.

Once completed, the Village Center will be anchored by two 5 story residential apartment buildings with approximately 225 units. A two story office/retail building is proposed along Lynx Lane. It is anticipated that this space will be leased to a small local/regional food store along with a bank. On the corner at the intersection of Twin Rivers Road and Lynx Lane, a single story retail building is proposed, potentially a pharmacy. The former Giant building will be demolished to allow increased visibility into the Village Green. The two 2 story retail office buildings surrounding the Green will remain and extensive renovations to the Green, building façade, and signage are proposed. New landscaping, lighting and various amenities are proposed throughout the center.

Village centers are intended to benefit and serve the immediately surrounding community. Wilde Lake, as previously stated, has become dated and tired with increasing vacancy. Unless a major redevelopment is completed, the Village Center will continue to decline. The proposed development will reposition the Village Center for both the immediate and long term future of the community. New tenants, both retail and office, are proposed, with additional services and conveniences for the community. Increased green space and enhanced community gathering spaces will better serve the neighborhood. The additional parking will help the Columbia

Association facilities and the residential units provide a much needed anchor for the center. The overall mixed use redevelopment concept is also in harmony with the Village Center Community Plan.

All aspects of the proposed development will benefit and better serve both the surrounding properties and the community of Wilde Lake as a whole, which is the purpose of a Village Center in New Town District.

Wilde Lake Village Board Community Response Statement

In accordance with the **Howard County Zoning Regulations, §125.J.3.b.(1)**, the Howard County Department of Planning and Zoning has requested that the Wilde Lake Village Board provide a Community Response Statement outlining its comments on Zoning Board Case No. ZB 1096M regarding the redevelopment proposal from Wilde Lake Business Trust (aka Kimco Realty). The Wilde Lake Village Board provides the following responses to Section §125.J.4.a.(8) to identify the impacts of the Wilde Lake Village Center redevelopment on the nature and purpose of the Village Center and its relation to the surrounding community.

§125.J.4.a.(8)(a): The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District,;

In the general case, the Wilde Lake Village Board believes that the Wilde Lake Village Center redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District. While the property owner has provided a phasing plan at other public meetings, there are no details regarding the redevelopment phasing in this petitions and it is this aspect of orderly growth that is of great concern to the community. Since residential parcels in the remainder of the Village are fully built out and occupied and require continued commercial services, the phasing must take into account the continued use of Wilde Lake Village Center as a functioning commercial Village Center during construction. Furthermore, other adjacent properties will continue in operation and issues such as construction traffic, road and pathway closures must be carefully planned.

§125.J.4.a.(8)(b): The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the Village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the Village and surrounding local community;

While the amount of commercial business floor area is appropriate, it may not be ideal given the reduction in square footage and increase in residents. As proposed, the Wilde Lake Village Center contains approximately 87,000 square feet of commercial space. In total, this is a reduction in the existing commercial space within the Village Center. The proposed commercial space is delineated in terms of office (26,700 square feet) and retail (61,600 square feet) uses, with retail occupying the ground floor of each commercial building and a 5,000 square foot retail establishment integrated into the proposed residential building. Office space is provided on the second level of the preserved retail buildings and on the second level of the proposed commercial structure at the west end of the Village Center.

The Wilde Lake Village Board has consulted with a variety of retail leasing and retail economics professionals and all have stated the amount of proposed retail reflects market conditions.

Lastly, the Wilde Lake Village Board has collected data regarding other Village Centers within Columbia, Maryland. Table 1 below lists seven of the other eight Village Centers in Columbia and their retail gross square footage. Given that each of these Village Centers contains a large

grocery store, the proposed retail square footage for the Wilde Lake Village Center is in line with the offerings at other Columbia Village Centers.

River Hill	105,907
Kings	
Contrivance	119,117
Hickory Ridge	100,803
Harper's Choice	108,489
Dorseys Search	86,456
Long Reach	105,000
Oakland Mills	58,224

The Wilde Lake Village Board has solicited input from the community and has found no direct opposition to the proposed amount of retail space; however, the reduction may not be ideal given the increase in the number of residential units by virtue of this redevelopment. The community has expressed a desire for a wide range of uses, from grocery stores to delis, drug stores to specialty shops, restaurants and pubs.

§125.J.4.a.(8)(c): The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication;

The Wilde Lake Village Board agrees that the redevelopment will foster the purpose of a Village Center and provide opportunities for community interaction. With respect to the purpose of the Village Center, it is important to recognize that the Wilde Lake Village Center is the original Columbia Village Center. Today it exists as both the prototype and operating model. Taken in this context, a brief description of the current opportunities for community interaction and communication is appropriate.

Today, the Wilde Lake Village Center exists as a collection of retail space lining the perimeter of a Center courtyard. This courtyard contains a central fountain, landscaping, benches and some seasonal outdoor seating. Mature trees provide shade during the warmer months. Its location is remote from the parking lot on the property and provides isolation from the externalities related to automobiles, trucks, and transit buses.

In terms of communication, a single community kiosk exists within the courtyard and allows for posting of community notices. Signage throughout the Center is minimal and requires time and exploration by the casual patron to determine what services and retail opportunities exist within the Center.

Other than this central courtyard, there is little else on the property to engender community interaction. The north side of the property features a drive-thru bank kiosk and a gas station along Twin Rivers Road. These commercial entities, although important features for a retail Center, speak to the isolation within automobiles and present little opportunity for community interaction. The strip retail Center west of Lynx Lane provides a few benches for seating, but is not well connected to the rest of the Village Center.

On the whole, the proposed Village Center redevelopment increases opportunities for community interaction and communication; however, the approach taken to achieve this is a departure from the original Center design. To its credit, the property owner has recognized strong community

desire to preserve the original Village Center courtyard. The courtyard proposed is in fact larger than the courtyard that exists today. This enlargement is possible by the removal of a retail building along the western perimeter of the courtyard. In addition to a larger courtyard area, the proposed open side courtyard also allows community members to see into the courtyard as well residents in the courtyard to see out into the remainder of the Village Center. This aspect does increase the ability for members of the community to interact to a greater capacity than over what exists today. However, it should be noted that by opening the courtyard to the balance of the Village Center, the noise levels from traffic may at times be increased.

Additional proposed features within the courtyard also will increase community interactions. The property owner has proposed expanded outdoor seating capacity within the courtyard, allowing for patrons of local eateries to greater utilize this setting and lighted covered pathways. The property owner has also stated at previous public meetings the desire to extend the courtyard utilization over three seasons, rather than just the summer months.

With respect to the balance of the proposed Village Center redevelopment, the property owner has expressed interest and stated at previous public meetings the desire to place an outdoor seating area and street furniture on the north side of the residential building. This will effectively extend the opportunities for public interactions along a second side of the Village Center. This pattern is also repeated in front of the food store building located at the west end of the Village Center.

Taken in whole, the amount of area dedicated to allowing the community to congregate, interact and socialize exceeds that of the current Village Center design. In addition to volume, the proposed locations of the amenities allow for an archipelago of interaction throughout the Center. This is viewed as an improvement over the original remote, intimate courtyard.

§125.J.4.a.(8)(d): The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.

The location and relative proportions associated with the redevelopment will enhance the existing development. See above discussion under c). The existing development both within the Village Center and adjacent to it will be enhanced by improvements to pathways and signage to adjacent locations such as Slayton House, the tennis and swim Centers and items of interest that draw people on pathways among the various uses. It will be mutually beneficial to the developer and to other nearby hubs such as Howard Community College, Howard County General Hospital and Town Center to have improved interconnecting pathways with destination signs.

The location for the permitted uses (commercial, retail, residential and open space) in the Village Center enhances the existing development surrounding the Village Center. Since the Village Center still functions as the activity Center where residents can now live, and still shop and play, this serves as a one-stop destination for local residents. Furthermore, the Village Center still serves its current function and in the same location. This provides residents the opportunity walk to their necessities using the sidewalks or pathways, or take public transit to this local activity node. This bodes well for Wilde Lake residents who still have this asset in their community.

The proportion of uses will enhance the surrounding community. While the total number of square feet of retail space has actually decreased from its current total as indicated in the previous

section, the Wilde Lake Village Board accepts this number because economic professionals have informed the Board that this is an appropriate number.

Residential units do not currently exist in the Wilde Lake Village Center but are a welcome addition to the proposed redevelopment plan. This provides a greater mix of land-uses and increases vibrancy in the Village Center as more residents will likely patronize the local businesses and utilize the open space because of their prime location. While the community was hesitant about the number of units expected in the Village Center, the current proposal by Kimco of 220 units is a good medium between what residents wanted (200 units maximum) and what Kimco wanted (250 units). The two residential buildings will be five stories high, which are the largest in the Village Center. The closest buildings will be two stories high in the Village Center, and three stories outside of the Village Center in the adjacent Cross Fox Condominiums.

While the difference between the new residential buildings and these buildings are between two and three stories, this is not out of context and preserves the human scale environment. The Wilde Lake Village Board agrees however the new residential buildings should be broken up with various architectural details and have building setback of at least 12 feet as stated in the covenant process.

The proposed redevelopment plan has preserved the passive open space located in the courtyard, and has increased this passive open space throughout the Village Center. The courtyard still serves as the focal open space point in the Village Center where residents can interact. Additional passive open space has been added across the parking lot from the existing retail to the new food store/office to accommodate a bioswale. This is a significant upgrade to the Village Center by reducing runoff and ultimately improving the environment for Wilde Lake and Columbia as whole.

While Kimco did an excellent job of increasing open space in the Village Center, more could be added, especially in the residential building on the west of the site. This u-shape building could also have a courtyard or passive green space for the residents of this building. Passive open space has also been incorporated in the mixed-use residential and retail building on the southern end of the site. The first floor retail also has passive open space with a large area for a street side café. This hardscape open space is valuable in increasing pedestrian interaction and creating a more vibrant environment in the Village Center..

§125.J.4.a.(8)(e): The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares;

The Wilde Lake Village Board agrees the redevelopment will provide access to useable landscaped areas. As proposed, the Wilde Lake Village Board can identify three accessible useable landscape areas: the original Village Center Courtyard, the plaza area north of the residential building, and the seating area in front of the proposed food store. See comments above about better connecting the areas.

§125.J.4.a.(8)(f): The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native

vegetation, the removal of existing invasive plants, the improvement of storm water deficiencies, and following low impact development practices;

The Wilde Lake Village Board welcomes the incorporation of elements such as bioswales, pervious pavement, and the use of native species into the proposed design. In the past, the Kimco has stated its intention for LEED certification for new buildings on the property. The Wilde Lake Village Board strongly encourages this language or meeting comparable green building criteria be incorporated into the Decision and Order at the end of this process.

Transportation is also a major factor in sustainability and this requires keeping enough retail that serves the neighborhood with less car travel. See comments elsewhere about incorporating more retail space in the ground floor of the residential buildings and about improved bicycle and pedestrian transportation.

§125.J.4.a.(8)(g): The Village Center Redevelopment fosters pedestrian and bicycle access;

The Village Center redevelopment incorporates several positive pedestrian features. By removing the existing supermarket building and one side of the retail surrounding the courtyard, sightlines are opened to the pedestrian, resulting in an increase in way finding and perceived safety. The proposal includes the extensive use of covered walkways to protect pedestrians from the summer sun and precipitation. The central promenade, adjacent to the bioswale, provides a stronger connection between the eastern and western elements of the property than currently exists. The use of specialized road pavers and an elevated, “table” traffic calming element in front of both the food store and the courtyard is a welcome addition, as it will slow traffic in the vicinity of pedestrians.

With respect to bicycle access, the site is generally accessible to bicycle traffic and the redevelopment does not discourage bicycle use. The redevelopment does include more bicycle racks than exist today and that is viewed as a plus.

The Wilde Lake Village Board requests that the Order require the petitioner to prepare a pedestrian/bicycle plan that addresses pedestrian and bicycle transportation both within and through the Village Center and to nearby major hubs including Howard Community College, Howard County General Hospital and Town Center. We also ask that this plan is coordinated with the Connecting Columbia plan under development by the Columbia Association and the prospective bicycle master plan by Howard County.

Both Lynx Lane and the new roadway adjacent to the Village Courtyard should have full sized bicycle lanes that eventually connect to a lane on Twin Rivers Road, Cross Fox Lane and connectors to Howard Community College, Town Center and the rest of Columbia Association’s pathway system.

§125.J.4.a.(8)(h): Public transit opportunities are appropriately incorporated into the Village Center Redevelopment;

At the time of this writing, the Wilde Lake Village Board is aware of at least one bus stop that will be incorporated into the proposed redevelopment and therefore has public transit opportunities. This is consistent with the current number of bus stops available in the Wilde Lake Village Center today. The Wilde Lake Village Board has two concerns with respect to transit opportunities within the redeveloped Village Center: First, the structural details of the bus stop

are unclear. The Wilde Lake Village Board requires at a minimum a bus shelter that will protect transit riders from wind, summer sun, and precipitation. Moreover, the Board would like to see the bus stop become the standard for quality bus shelter design.

Secondly, even the best bus stop is only as good as the types of services that utilize it. The Wilde Lake Village Board seeks to determine, in partnership with the property owner and transit providers, an array of services to utilize the bus stop. In addition to the Howard Transit System, the Wilde Lake Village Board would like to see regular service to this bus stop from Howard Community College via their Dragon Wagon and entities in downtown Columbia via the proposed Downtown Circulator service. The Wilde Lake Village Board understands that some of this may be out of the scope of the Howard County Zoning process, but feels it is important to start the discussion here.

§125.J.4.a.(8)(i): The Village Center Redevelopment is compatible with the surrounding community

The Wilde Lake Village Board believes the redevelopment is generally compatible with the surrounding community. The Wilde Lake Village Board understands “the surrounding community” to mean the area outside of the Village Center boundaries, since **125.J.4.a. (8) B** makes a distinction between “neighborhoods of the Village” and “surrounding local community.” Some of the areas surrounding Wilde Lake Village are Downtown Columbia, the Village of Harper’s Choice, Village of Hickory Ridge; and specific major destinations such as the Columbia Mall, Howard Community College and Howard County General Hospital.

The proposed redevelopment is generally compatible with the surrounding community if it incorporates the connectivity discussed above. The Village Center must continue to serve as a neighborhood retail and shopping hub. The types of retail and development in Wilde Lake must fill a niche competitive with the development in Downtown Columbia.

The addition of residential units in the Village Center is an essential component to increasing vibrancy in the Village Center. Keeping and expanding various retail, restaurant and recreational facilities on-site in a pedestrian-friendly environment will mitigate the need to use automobiles as residents can easily walk to daily necessities. For these reasons, the Wilde Lake Village Board would like to see more of the residential buildings incorporate ground level retail.

§125.J.4.a.(8)(j): The Village Center will continue to meet the definition of a New Town Village Center.

The Wilde Lake Village Center does meet the definition of a New Town Village Center. For the purpose of review, the Howard County Zoning Regulations (§103.A.201) define a New Town Village Center as follows:

Village Center, New Town: A Mixed-Use Development in the New Town District which is in a

location designated on the New Town Preliminary Development Plan as a "Village Center", which is designed to be a community focal point and gathering place for the surrounding Village neighborhoods by including the following items:

- a. An outdoor, public, Village green, plaza or square, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, primarily pedestrian-oriented promenade connecting the various Village Center buildings and shall include public seating features;
- b. Stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the Village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants;
- c. Space for community uses and/or institutional uses; and
- d. Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the Village Center.

The public space is not primarily a pedestrian-oriented promenade and therefore does not meet item a above. There is insufficient information in the petition to evaluate item b. and whether day-to-day needs of residents will be served. The Wilde Lake Village Board believes that a merchandising plan and other information describing the intention of the developer should be provided. Items c. and d. appear to be met.

In accordance with the **Howard County Zoning Regulations, §125.J.3.b.(2)**, the Wilde Lake Village Board endeavors provide a response to other specific approval criteria the Village Board recommends be considered by the Zoning Board regarding its decision.

§125.J.3.b.(2): Address its comments in terms of any other specific approval criteria the Village Board recommends be considered by the Zoning Board in its decision on the major Village Center Redevelopment;

While the Wilde Lake Village Board understands that negotiations with individual prospective tenants may be confidential, it sees no reason that a general merchandising plan cannot be shared with the public and the Howard County Department of Planning and Zoning. This would give an indication of the developer's intentions that could provide assurance to the community those basic needs will be served. Will there be a theme to the retail merchandising that will distinguish Wilde Lake Village Center? How will the Village Center retail retain and create its niche? The destination merchants in the current Village Center are not national chains and this is a large part of what makes these merchants competitive in the market. How will this be accommodated and encouraged in the future?

In accordance with the **Howard County Zoning Regulations, §125.J.3.b.(3)**, the Wilde Lake Village Board endeavors to provide a response on the Wilde Lake Village Center redevelopment.

§125.J.3.b.(3)(a): The boundary of the Village Center proposed by the petitioner

The Wilde Lake Village Board accepts Kimco's response to this statement.

§125.J.3.b.(3)(b): Planning and Design Concepts, including but not limited to how it fits into the surrounding area

Proposed planning and design concepts do fit into the surround area. Connectivity within the Wilde Lake Village Center is improved by creating a more direct route from the non-signalized intersection to Cross Fox Lane. The current road does not go straight to Cross Fox Lane, but ends at the parking lot.

Mixed-use, density and diversity is achieved in the proposed redevelopment plan by incorporated new five story apartment residential units into the Village Center.

Green transportation is also incorporated by having a bus stop serviced by Howard Transit. This allows residents to take public transportation to get to multiple locations throughout Howard County. The Village Center is also connected to Columbia pathways, which should be further improved as described in other sections to allow residents and visitors to easily walk, run or bike to the Village Center and other hubs of activity without crossing a major thoroughfare such as Twin Rivers Road.

Ultimately, the Wilde Lake Village Board believes the Village Center redevelopment with the enhancements suggested will improve the quality of life for all Wilde Lake residents as it will once again be a lively destination.

§125.J.3.b.(3)(c): Whether the petition is in harmony with a Village Center Community Plan, if one exists

The petition is generally in harmony with the Village Center Community Plan, with some particular exceptions. In December of 2009, the Wilde Lake Village Board drafted the Village Center Community Plan and revised their plan after hearing input at a public meeting on December 14, 2009. There were a total of four revisions of the Wilde Lake Village Center Community Plan until it was approved by the Wilde Lake Village Board on July 19, 2010. The Wilde Lake Village Center Community Plan addresses key components the community wants in their future Village Center.

Wilde Lake Village Center Community Plan Statements	Response to Kimco's Redevelopment Plan
<p>1. The Wilde Lake Village Board proposes that the Wilde Lake Village Center include the following properties:</p> <ul style="list-style-type: none"> a. The original Wilde Lake Interfaith Center properties, b. The Wilde Lake High School and the Wilde Lake Middle School and all public school properties, c. The Columbia Association properties [Slayton House, the Swim Center, the Tennis Courts and the Family Life Center building] including the open space on the east side of Trumpeter Road, d. All existing retail and commercial properties including Kimco and KFC. e. The Wilde Lake Village Board proposes that the following roads: Twin Rivers Road, Trumpeter Road, Lynx Lane up to the Cross Fox property line, and Cross Fox Lane collectively comprise the Boundaries of the Wilde Lake Village Center. 	<p>The Wilde Lake Village Center boundary submitted by Kimco accurately includes all the properties listed in the Wilde Lake Village Center Community Plan.</p>

<p>2. The Wilde Lake Village Board proposes that the Signature and Historical Aspects of the Wilde Lake Village Center include the following:</p> <ul style="list-style-type: none"> a. The Village Green open space and seating area including the enclosing (horseshoe) buildings, excluding the old Giant building, b. The fountain, c. The “Family” statue and immediately surrounding venue, d. The original Wilde Lake Interfaith Center, e. Slayton House, f. The Family Life Center. 	<p>Many of the signature and historical aspects of the Wilde Lake Village Center have been preserved in the Kimco redevelopment plan, with the exception of the “enclosing horseshoe building”.</p>
<p>3. The Wilde Lake Village Board proposes that any developers’ Design Plan will take into account and enhance the vibrancy of Wilde Lake Village Center featuring commercial and retail properties which are attractive to local residents, and which should be sufficient to support their daily needs.</p> <ul style="list-style-type: none"> a. The Wilde Lake Village Board believes that those commercial uses should be available both during the day and into the evening hours. b. Commercial and professional tenants, which will provide at a minimum: affordable food shopping, household provisions, service providers and specialty retailers, restaurants, eateries and places for family entertainment and socializing. c. There shall be a grocery store. d. Other types of tenants may include: bank, barber shop/beauty parlor, pharmacy/drug store, liquor store, dry cleaner, ice cream parlor, butcher, fish market, bakery, cheese shop, coffee shop, deli, pub, hardware store. e. The tenants (merchants and other commercial tenants) who remain in the Wilde Lake Village Center have a long, mutually valuable and important relationship with the community. The development process must make accommodations for their continued service to the community and viability as businesses in the Wilde Lake Village Center. There should be sufficient certainty in the redevelopment plan to allow these tenants, all of whom are local small business owners, to make orderly business plans. f. Institutional/cultural – the Village Center shall support schools, religious facilities, community Centers and recreational activities. g. Residential, if any, will support and be congruent with the above mentioned commercial and civic uses. Mixed use may include first floor retail and commercial tenants. 	<ul style="list-style-type: none"> A. While specific stores haven’t been made public by Kimco, the types of uses Kimco expects from the property will create a vibrant Village Center in the day and evening hours. Such uses include restaurants, food store and drug store to name a few. B. While some needs are met, it also leaves others unmet. C. Kimco will not be providing a new grocery tenant, but rather enhance David’s Natural Market to a more prime location in the redeveloped Village Center. D. At this point in time, there is insufficient information to know whether all proposed tenants will be in the new Village Center. Only a drug store has been proposed. E. Kimco’s plan has made accommodations for existing businesses in the Village Center such as David’s Natural Market and the preserved retail space and businesses facing the courtyard. F. The Village Center will still support schools, religious facilities, community Centers and recreational facilities. G. Kimco’s proposal includes two five story residential buildings on-site. While one is a stand-alone single-use building, the other includes ground retail with a large sidewalk and tables and chairs to promote streetscape activity and vibrancy.
<p>4. The Wilde Lake Village Board agrees that sufficient free Parking Spaces need to be available,</p>	<p>4. Sufficient parking is being provided to the Village Center for its weekday and weekend projected peak hourly</p>

<p>calculated in relationship to the amount of mixed use elements (retail, residential, religious, institutional and recreational) and should be consistent with Howard County Zoning regulations or should be subject to a shared parking arrangement agreed to by all parties.</p> <p>a. All stakeholders (including the Wilde Lake Interfaith Center, the Columbia Association, the Wilde Lake Village Board, Kimco, and the Howard County Department of Education) should develop and agree to a shared parking arrangement which would allow parking spaces to be used by different people at different times of the day, thereby maximizing the number of people who can use the spaces.</p> <p>b. Structured parking wrapped with residential and commercial which can take advantage of existing topography should be explored.</p>	<p>demand. The maximum weekday hourly demand for parking spaces is 688 and weekend hours demand 639. Kimco is providing a total of 776 parking spaces.</p> <p>A. The Wilde Lake Village Board is unaware of any agreement. However, the Wilde Lake Village Board would like one created with all stakeholders prior to development.</p> <p>B. The proposed mixed-use building just north of the Wilde Lake Tennis Club has structured parking that is visible from the exterior of the building on the south façade and the façade along Lynx Lane.</p>
<p>5. The Columbia Association should investigate different legal instruments to secure sufficient parking for CA facilities and Wilde Lake Village Center tenants. All parties need to be in agreement about shared parking arrangements and commitment</p>	<p>The Wilde Lake Village Board supports Columbia Association in using legal instruments to secure enough parking for CA facilities and Wilde Lake Village Center tenants.</p>
<p>6. The Wilde Lake Village Board requires that any designed and developed residential, office and/or retail building shall be congruent with the Wilde Lake Architectural Guidelines and Maintenance Standards and The Wilde Lake Guidelines for Non-Residential Properties, shall be compatible with the historic architecture of the Wilde Lake Village Green buildings and shall harmonize with the existing development of the surrounding neighborhoods</p>	<p>The site and building envelope of the new proposed residential properties in the Wilde Lake Village Center has been approved. The Architectural Advisory Panel has yet to approve the detailed architectural elevations of the proposed residential buildings.</p>
<p>7. The Wilde Lake Village Board recommends that Pedestrian Walkways at Twin Rivers Road, both at grade level and underpasses shall be enhanced in order to provide greater public safety and access to Village neighborhoods. In addition, the Association urges that a promenade be developed that would link areas east and west of the Wilde Lake Village Center including the Lynx Lane area with the downtown area and that future development continue that connectivity. The Wilde Lake Community Association considers it essential that the redevelopment of Wilde Lake incorporate pedestrian linkages to existing and future surrounding areas and to Town Center.</p>	<p>Kimco has not provided details about improving grade level and underpasses at Twin Rivers Road.</p>
<p>8. The Wilde Lake Village Board recommends setting High Environmental Standards, that are consistent with Howard County Zoning Regulations, Section 125 (New Town), F.4.8.f which stipulates that "...redevelopment [be] compliant with all applicable environmental policies and requirements..." and Wilde Lake Village Board Guidelines</p>	<p>Bioswales are important features incorporated by Kimco to reduce runoff and improve environmental quality. While Kimco did not indicate other environmentally friendly development practices incorporated into the Village Center, the Wilde Lake Village Board asks that Kimco build at least LEED Silver buildings or meet equivalent</p>

for Non-Residential Properties	sustainability standards.
<p>9. Mixed-use Land Proposal - Parcel Locations:</p> <p>Parcel A is the historic Village Green Shopping Center and the Village Green open space.</p> <p>Parcel B is between the Village Green & Lynx Lane and between Twin Rivers Road & Cross Fox Lane.</p> <p>Parcel B1 is the present location of the Columbia Bank's remote banking kiosk.</p> <p>Parcel C is west of Lynx Lane and bordering the Cross Fox Condo parcel.</p> <p>Parcel D is the present location of the Crown Petroleum service station.</p> <p>Parcel E is the present site of KFC.</p> <p>A. The existing signature and historic Wilde Lake Village Green Shopping Center buildings and the Village Green open space shall be upgraded. .</p> <p>B. The existing former Giant supermarket building shall be demolished. Parcel development shall provide a grocery store. The parcel may be developed for residential with retail on the first floor in which case parking may be provided on a surface lot or an above or below grade deck. Residential buildings without retail shall provide parking inside the building. Maximum building height for all buildings shall not exceed 5 floors including first floor parking and retail, if any. Recommended parking shall be not less than 191 spaces up to 300 spaces. Shared-use Village Center parking shall be provided in landscaped and lighted surface lots. A landscaped and lighted pedestrian walkway shall run from the midpoint of Lynx Lane into the Village Green.</p> <p>B1. The existing Columbia Bank remote bank kiosk in the future may be developed for retail on the first floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.</p> <p>C. The Parcel shall be developed for apartments with all resident parking provided inside the building. Building heights will be variable not to exceed 5 floors including first floor parking, if any.</p> <p>D. Crown Petroleum service station leases this parcel from Kimco. In the future, this Parcel may be developed for retail on the first floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.</p> <p>E. KFC leases this parcel from the Kazi Family LLC. In the future, the parcel may be developed for retail on the ground floor with office or residential above. Parking shall be</p>	<p>A: Kimco has retained the historic elements of the Village Center including Slayton House and the existing Village green, and will enhance the existing open space.</p> <p>B: While this portion of the Village Center will be demolished, Kimco has not proposed a new grocery store in this location as desired by Wilde Lake Village Center Community Plan. Kimco will also provide residential units on this parcel designated by the WLVB. Kimco did not provide parking on the interior of the building based upon the most recent architectural rendering, instead it is visible from the street along Lynx Lane and Cross Fox.</p> <p>B1: The existing Columbia bank will not be redeveloped as a mixed-use building, even though the WLVB wanted this parcel to be mixed-use. Rather, Kimco will put a one story drug store that will utilize space in parcel B1 and D.</p> <p>C: Kimco has proposed a residential story that will not exceed five stories as indicated by the Wilde Lake Village Center Community Plan. Kimco has also proposed a bank and two story David's Natural Market and office above mixed-use building. While the WLVB did not state this in the Wilde Lake Village Center Community Plan, it is a welcome redevelopment proposal to the Village Center.</p> <p>D: The Crown gas station will be replaced in the Kimco proposal with a one-story drug store. The Wilde Lake Village Center Community Plan did not specifically state a drug store, however this meets the height requirement established by the WLVB.</p> <p>E: Since Kimco does not own this property, they have not suggested any alterations to Parcel E.</p> <p>D & E & B1: Detailed architectural drawings have not been submitted on these parcels and therefore the WLVB cannot comment on this aspect of the Wilde Lake Village Center Community Plan.</p>

<p>provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.</p> <p>D & E & B1. The parcels on either side of Lynx Lane form a gateway into the Village Center and front on Twin Rivers Road. The buildings' architecture shall be compatible in terms of height, type of roof, use of common materials, color and window openings and landscaping, lighting and signage</p>	
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§125.J.3.b.(3)(d): Minima, maxima, precise values, and/or specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and/or permitted uses; and

The Wilde Lake Village Board approves of the precise values for building height, parking and permitted uses. The building height was limited to five stories in the Village Center Community Plan which was adopted by the Board, and this is the maximum number of stories presented in the Wilde Lake Village Center. On-site parking meets Howard County regulations and is therefore supported by the Board by providing a total of 776 parking spaces, compared to the maximum weekday hourly demand of 688 spaces and weekend hours demand 639. The Board also supports the types of proposed uses by Kimco (retail, office and residential), since they are listed as permitted uses in the Wilde Lake Village Center Community Plan. The bulk of the large residential building should be consistent with the 12 foot minimum setback as stated in the covenants.

§125.J.3.b.(3)(e): Whether the Village Board has architectural review as designated in the Village covenants.

The Wilde Lake Village Board does have architectural review as designated in the Village covenants. The Wilde Lake Village Board reserves its rights to take any actions permitted by the covenants on future applications under the covenant process, whether or not such comments are included in this Community Response Statement.